

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Southcliff Park East Clacton, CO15 6HT

Situated in sought-after 'Southcliff Park' in East Clacton, this individually designed DETACHED BUNGALOW offers spacious, modern, and low-maintenance living throughout. The property features two generously sized double bedrooms, including a Principal Bedroom with the added benefits of an En-Suite shower room and a walk-in wardrobe.

The impressive main living space includes a 20' x 14'5 (max) Lounge/Diner, ideal for both relaxing and entertaining. A contemporary fitted kitchen with a central island, along with modern shower rooms, enhances the home's stylish and practical appeal.

Additional features include underfloor heating and full double glazing, ensuring comfort and efficiency year-round. Externally, the property enjoys compact, easy-to-maintain gardens—perfect for those seeking minimal upkeep. Conveniently located, the regenerated beaches and seafront of Clacton-on-Sea are approximately one-third of a mile away, while the town centre and mainline railway station are just over three-quarters of a mile from the property. Offered with NO ONWARD CHAIN, this move-in-ready home presents an excellent opportunity and early viewing is highly recommended.

- Two Double Bedrooms
- Principal Bedroom with En-Suite & Walk In Wardrobe
- 20' x 14'5 Lounge/Diner
- 11'3 x 10'11 Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Electric Under Floor Heating (n/t)
- Low Maintenance South-East Facing Courtyard Style Garden
- Storage Garage & Utility Space
- No Onward Chain
- EPC E & Council Tax D



**Price £335,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door with frosted panels and side panel to:

### ENTRANCE PORCH

Tiled flooring with under floor heating. Part glazed double wooden doors to entrance hallway.



### ENTRANCE HALLWAY

Tiled flooring with underfloor heating. Loft access. Doors to:



## LOUNGE/DINER

20' x 14'5" nar 11'11"

Feature open fireplace with tiled hearth and wooden surround. Wood effect flooring with underfloor heating. Double glazed window to front. Double glazed sliding patio doors to rear garden.



ALTERNATE VIEW OF LOUNGE/DINER



## KITCHEN

11'3 x 10'11

Fitted with modern kitchen suite. Comprises grey quartz work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset sink unit with an integrated drainer within granite work surface with mixer tap. Inset four ring ceramic electric hob with designer black gloss glass extractor hood above. Integrated high-level double electric oven with microwave grill above (all appliances not tested). Space and plumbing for washing machine and dishwasher. American style fridge freezer space. Central island with matching grey granite work surface with storage drawers below with space for wine cooler fridge. Tiled splashback's. Tile effect flooring with underfloor heating. Double glazed windows to rear. Double glazed door to rear garden.



## PRINCIPAL BEDROOM

14' x 11'7

Tile effect flooring with underfloor heating. Double glazed window to front. Doors to walk in wardrobe and en-suite shower room.



### EN-SUITE SHOWER ROOM

5'6 x 5'3

Fitted with a modern three-piece white suite. Comprises shower cubicle with integrated shower. Low level W.C with cistern top wash hand basin with mixer tap. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring with under floor heating. Double glazed window to rear.



### WALK-IN-WARDROBE

5'4 x 5'

Fitted hanging rails and storage shelving. Wood effect flooring. Hot water cylinder (not tested). Double glazed window to rear.



### BEDROOM TWO

11'10 x 10'4

Tiled flooring with underfloor heating. Double glazed window to front.



## SHOWER ROOM

6'11 x 5'3

Fitted with a modern three-piece white suite. Comprises double shower cubicle with sliding doors and integrated shower. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring with under floor heating. Double glazed window to rear.



## OUTSIDE - FRONT

Front garden is mainly block paved being part enclosed by small hedges. Block paved area providing off street parking leading to Storage Garage with double wooden access doors. Gate gives side pedestrian access to rear garden.



## STORAGE GARAGE

9'11 x 9'3

(Please note the garage has been split into two with a dividing stud work wall creating a front storage garage and a rear storage garage utility space). Wood effect flooring. Power and light connected. Door to Storage Garage Utility Space.



## STORAGE GARAGE (UTILITY SPACE)

9'9 x 8'4

Wood effect flooring. Square edge work surfaces. Space and plumbing below for washing machine and tumble dryer. Large chest freezer space. Fitted wall units. Space for additional Fridge/Freezer. Double glazed window to rear. Double glazed personal access door to rear garden.



## OUTSIDE - REAR

Approx 16' max Depth x 56' max width garden The property benefits from a low maintenance south easterly facing courtyard style rear garden. Laid to block paving with raised borders with array of shrubs. Timber storage shed.

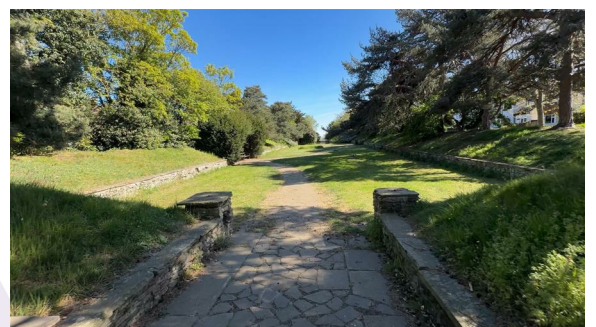


ALTERNATE VIEW OF GARDEN



SEA FRONT & PRESTIGIOUS 'GARDENS AREA' CLOSE BY

'Southcliff Park' in East Clacton is located just a third of a mile from the regenerated beaches and sea front with access to the sea front by 'The Garden's' area of Clacton which are beautifully maintained public garden spaces surrounded by stunning character homes which lead down to the sea front and beaches.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### JE 0426

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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